

## MINUTES

### STATE BUILDING COMMISSION MEETING

DECEMBER 11, 2003

The State Building Commission met this day at 11:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

11:00 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:02 a.m.	Department of Environment and Conservation	Commissioner Betsy Child
11:06 a.m.	University of Tennessee	Philip Scheurer
11:21 a.m.	Department of Finance and Administration	
11:35 a.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
Riley Darnell, Secretary of State  
John G. Morgan, Comptroller of the Treasury  
Dale Sims, State Treasurer

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen  
Dave Goetz, Commissioner, Department of Finance and Administration

#### OTHERS PRESENT

Mike Fitts, State Architect	Alvin Payne, University of Tennessee
Georgia Martin, Department of Finance and Administration	George Criss, University of Tennessee
Larry Kirk, Department of Finance and Administration	Charles Peccolo, University of Tennessee
Charles Harrison, Comptroller's Office	Reggie Reeves, Department of Environment and Conservation
Mark Wood, Secretary of State's Office	Cliff Steger, Department of Finance and Administration
Dave Thurman, Legislative Budget Office	Granville Taylor, Hnedak-Bobo Group
Janie Porter, Attorney General's Office	Carl Cobble, Department of Transportation
Genie Whitesell, Attorney General's Office	Bill Moore, Department of Transportation
Pat Haas, Bond Finance	Jim Douglas, Hodgson & Douglas
Nancy Blevins, Department of Finance and Administration	Wayne Johnson, Thomas-Miller & Partners
George Brummett, Department of Finance and Administration	Larry Hart, Thomas-Miller & Partners
Dennis Raffield, THEC	Chris Koch, JCI
Ken Scalf, Department of Finance and Administration	Bryan Atchley, City of Sevierville
Doug Roberts, Department of Finance and Administration	Doug Bishop, City of Sevierville
Nick DePalma, Department of Finance and Administration	Alan Durham, Department of Transportation

Lieutenant Governor Wilder called the meeting to order at 10:14 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF TRANSPORTATION

11:00 a.m.

Commissioner Nicely requested action on the following matters.

**REGION 1 – KNOXVILLE, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$204,000.00 to \$279,000.00 (\$75,000.00 increase) and approval to cancel the construction contract and rebid the project for **Help Vehicle Shed** at Region 1 Headquarters in Knoxville, Tennessee.

**Revised Estimated Project Cost: \$279,000.00**  
*SBC Project No. 241/010-01-01*

**I-24 WELCOME & VISITORS CENTER, MARION COUNTY, TENNESSEE**

- 1) Approved a grant to the Sequachee Valley Electric Cooperative, in an amount not-to-exceed \$386,000, to replace the electrical service under Nickajack Lake to provide electrical power to the **I-24 Welcome and Visitor Center** located in Marion County, Tennessee.

**Estimated Project Cost: \$386,000.00**  
*SBC Project No. 242/010-01-03*

**I-75 WELCOME CENTER, HAMILTON COUNTY, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Replacement of Welcome Center** with site upgrade on I-75 entering Hamilton County from Georgia, and the selection of Planning Associates, Inc. to design and supervise the project.

**Estimated Project Cost: \$2,500,000.00**  
*SBC Project No. 242/010-02-03*

**I-75 REST AREA, MCMINN COUNTY, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Replacement of Rest Area** with site upgrade on I-75 located in McMinn County, and the selection of Morris Mabry, Architect, to design and supervise the project.

**Estimated Project Cost:     \$3,134,500.00**  
*SBC Project No.            242/010-03-03*

**SPECIAL ITEM**

- 1) The Commission accepted the Quarterly Status Report for Transportation Improvement Programs.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:02 a.m.

Commissioner Child requested action on the follow matters.

**GHOST RIVER STATE NATURAL AREA, FAYETTE COUNTY, TENNESSEE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$154,650.00 to \$179,714.00 (\$25,064.00 increase) to extend the **Boardwalk** at Ghost River State Natural Area, Fayette County, Tennessee.

**Revised Estimated Project Cost: \$179,714.00**

*SBC Project No. 126/044-01-02*

**PICKWICK LANDING STATE RESORT PARK, HARDIN COUNTY, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Courtesy Boat Dock at Park Inn** at Pickwick Landing State Park, and the selection of Burr & Cole Consulting Engineers to design and supervise the project.

**Estimated Project Cost: \$125,000.00**

*SBC Project No. 126079-01-03*

**NORRIS DAM STATE PARK, ANDERSON COUNTY, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **ADA Compliance** at Norris Dam State Park, and the selection of Archistructures, Inc. to design and supervise the project.

**Estimated Project Cost: \$620,000.00**

*SBC Project No. 126/063-02-03*

**BLEDSON CREEK STATE PARK, GALLATIN, TENNESSEE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$228,000.00 to \$258,000.00 (\$30,000.00 increase) of a project for **Campground Upgrade** at Bledsoe Creek State Park, Gallatin, Tennessee.

**Revised Estimated Project Cost: \$258,000.00**

*SBC Project No. 126/012-01-98*

**DISCUSSION OF BIDS**

- 1) **Roan Mountain State Park** (Interpretive Exhibits Visitors Center)  
SBC Project No. 126/086-01-96C  
Bid date: 02 December 2003  
SBC Action: No action required

UNIVERSITY OF TENNESSEE

11:06 a.m.

Philip Scheurer requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,400,000.00 to \$1,500,000.00 (\$100,000.00 increase) of a project for **Fire Alarm Upgrade** at Greve, Massey and Laurel Residence Halls at the University of Tennessee, Knoxville, Tennessee.

**Revised Estimated Project Cost: \$1,500,000.00**  
*SBC Project No. 540/009-05-00*

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Ruminant/Forage Evaluation Facility** at the University of Tennessee at Martin, Tennessee.

**Estimated Project Cost: \$75,000.00**  
*SBC Project No. 540/011-06-03*

- 2) Approved a project and acknowledgment of the source of funding for **Marquee/Message Board Replacement** at the University of Tennessee in Martin, Tennessee.

**Estimated Project Cost: \$105,000.00**  
*SBC Project No. 540/011-07-03*

W.P. RIDLEY 4-H CENTER, COLUMBIA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Dining Hall Improvements** at the W.P. Ridley 4-H Center in Columbia, Tennessee.

**Estimated Project Cost: \$125,000.00**  
*SBC Project No. 540/001-03-03*

**UNIVERSITY OF TENNESSEE HEALTH SCIENCES CENTER, MEMPHIS, TENNESSEE**

- 1) Approved the Early Design Phase of a project for **Basic Clinical Sciences Research Building** at the University of Tennessee Health Sciences Center in Memphis as presented by the joint venture of The Horrell Group and Hnedak-Bobo Group.

**Estimated Project Cost:     \$22,000,000.00**  
*SBC Project No.            540/013-07-01*

**DISCUSSION OF BIDS**

- 1) **University of Tennessee Health Sciences Center, Memphis**  
(Roof Replacement – Hyman and Nash)  
SBC Project No.        540/013-03-00  
Bid date:            09 December 2003  
SBC Action: No action required

DEPARTMENT OF FINANCE AND ADMINISTRATION

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,200,000.00 to \$2,475,000.00 (\$275,000.00 increase) of a project for **Interior Modification** at the James K. Polk Complex, Nashville, Tennessee.

**Revised Estimated Project Cost: \$2,475,000.00**  
*SBC Project No. 529/075-03-02*

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in the estimated project cost and acknowledgment of the source of funding from \$6,400,000.00 to \$8,050,000.00 (\$1,650,000.00 increase) of a project for **War Memorial Plaza Exterior Upgrades** at Capitol Complex, approval of the Early Design Phase, and approval to fully plan the project within existing funds. He explained that the original project consists of the replacement of Plaza waterproofing to provide watertight conditions for protection of Legislative offices below. He said that this project includes the removal and replacement of all Plaza landscape material, installation of new lighting fixtures and replacement of handrails as required for code compliance. He added that Phase Two of the project includes waterproofing of the Charlotte Avenue tunnel and entrance. He introduced the designers who made the design presentation. Discussions ensued regarding the extensive cost of removing and replanting the same trees, an option the Commission agreed to as unfeasible. Mr. Fitts mentioned that the Capitol Commission had expressed concern over the slick surface of some of the Plaza pavers and had asked Mr. Fitts to investigate a solution. He reported that sandblasting them could be done at a cost of \$400,000. Comptroller Morgan suggested a discreet sign might be put up stating "slippery when wet". After further discussion, the Commission approved the request as presented.

**Revised Estimated Project Cost: \$8,050,000.00**  
*SBC Project No. 529/045-01-02*

STATEWIDE

- 1) Approved a request to employ Mesick Cohen Wilson Baker Architects to assist Capital Projects Management with professional design services for FY 03/04, with no increase to project funding.

**Estimated Project Cost: \$300,000.00**  
*SBC Project No. 529/000-04-03*

**DISCUSSION OF BIDS**

- 1) **Capitol Complex, Nashville**  
(Fire Pump Emergency Repairs)  
SBC Project No. 529/075-01-03  
Bid date: 04 December 2003  
SBC Action: No action required
- 2) **Greene Valley Developmental Center**  
(Elevator Renovations – Admin Building)  
SBC Project No. 344/007-01-02  
Bid date: 09 December 2003  
SBC Action: No action required
- 3) **Tennessee Technology Centers**  
(Roof and Façade Replacements)  
SBC Project No. 166/000-03-03  
Bid date: 03 December 2003  
SBC Action: No action required
- 4) **Chattanooga State Technical Community College**  
(HVAC Piping and EMS Upgrade)  
SBC Project No. 166/012-01-02  
Bid date: 03 December 2003  
SBC Action: Referred to Subcommittee, with authority to act



STATE BUILDING COMMISSION

**MINUTES OF MEETING OF STATE BUILDING COMMISSION**

- 1) Approved the Minutes of the State Building Commission meeting held on November 13, 2003.

**BID ERROR REVIEW PANEL**

- 1) Mr. Fitts gave a status report on action taken by the Bid Error Review Panel regarding the following contractors:
  - Jaycon Development Corporation – bid bond was returned
  - Porter Roofing – deferred action

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT**

1. **TWRA Region IV Headquarters**  
(Office Renovation, Phase 2)  
Change Order No. 3  
Change Order Amount: \$1,164.38  
Change Order Percent: .88  
Cumulative Percent 17.07  
SBC Project No. 220/020-02-02
2. **Tennessee Technology Center – Murfreesboro**  
(Safety Cleanup)  
Change Order No. 4  
Change Order Amount: \$7,686.59  
Change Order Percent: 2.89  
Cumulative Percent 11.63  
SBC Project No. 166/074-01-02

**SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on November 24, 2003.

**DESIGNER SELECTION LIST**

Approved the following designer selections as recommended.

- 1) **Bledsoe State Forest**  
(Bridge Construction)  
Estimated Project Cost: \$207,207.00  
SBC Project No. 100/010-02-03  
Designer: **Rescind selection of ARCHISTRUCTURES, INC. and replace with JOHN D. HUGHES & ASSOCIATES**

Minutes of State Building Commission Meeting

December 11, 2003

Page 10 of 11

- 2) **900 and 1000 Second Avenue North, Nashville**  
(Structural Repair & Masonry Renovations)  
Estimated Project Cost: \$250,000.00  
SBC Project No. 460/001-01-02  
Designer: **ROSS BRYAN ASSOCIATES**
- 3) **Tennessee Highway Patrol Station – Lawrenceburg**  
(Roof Replacement)  
Estimated Project Cost: \$75,000.00  
SBC Project No. 502/012-01-03  
Designer: **THE LARKIN GROUP**
- 4) **Pickwick Landing State Resort Park**  
(Courtesy Boat dock at Park Inn)  
Estimated Project Cost: \$125,000.00  
SBC Project No. 126/079-01-03  
Designer: **BURR & COLE CONSULTING ENGINEERS**
- 5) **Norris Dam State Park**  
(ADA Compliance)  
Estimated Project Cost: \$620,000.00  
SBC Project No. 126/063-02-03  
Designer: **ARCHISTRUCTURES, INC.**
- 6) **I-75 Welcome Center – Hamilton County**  
(Replacement)  
Estimated Project Cost: \$2,500,000.00  
SBC Project No. 242/010-02-03  
Designer: **PLANNING ASSOCIATES, INC.**
- 7) **I-75 Rest Area – McMinn County**  
(Replacement of Rest Area)  
Estimated Project Cost: \$3,134,500.00  
SBC Project No. 242/010-03-03  
Designer: **MORRIS MABRY, ARCHITECT**
- 8) **Department of Finance and Administration**  
(Consultant)  
Estimated Project Cost: \$20,000.00  
SBC Project No. 529/000-04-03  
Designer: **MESICK COHEN WILSON BAKER ARCHITECTS**

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There being no further business, the meeting adjourned at 11:37 a.m.

Approved by: \_\_\_\_\_  
M. D. Goetz, Jr., Commissioner  
Department of Finance and Administration